

GENERAL NOTES

- THIS IS A SURVEY OF EXISTING PARCELS OF LAND. THIS IS A TOPOGRAPHIC SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON MAP BOOK 4, PAGE 631 OF THE MECKLENBURG COUNTY REGISTRY.
- ELEVATIONS FOR THIS SURVEY ARE BASED ON MECKLENBURG COUNTY GRID MONUMENT "568" HAVING AN ELEVATION OF 723.55' (NAVD 88).
- ZONING: I-2 AND MUDD-O
BUILDING SET BACKS (I-2): FRONT 20'
SIDE 0 OR 5'
REAR 10'
(MUDD-O): FRONT 14' FROM BACK OF CURB
SIDE 0
REAR 0
(PROPOSED OR EXISTING)
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R.M. COMMUNITY PANEL# 370159 0186 E DATED FEBRUARY 4, 2004.
- REFERENCES: D.B. 2721, PG. 133, D.B. 18347, PG. 350, D.B. 18347, PG. 350, D.B. 19365, PG. 780, M.B. 4, PG. 631 OF THE MECKLENBURG COUNTY REGISTRY
PIN 12103304, 12103302 AND 12103301
- UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TREE IDENTIFICATION TABLE		
NUMBER	SIZE	TYPE
1	14"	MAPLE
2	14"	PLUM
3	12"	MAPLE
4	12"	MAPLE
5	9"	MAPLE
6	12"	MAPLE
7	9"	MAPLE
8	7"	PLUM
9	9"	PLUM
10	7"	PLUM
11	7"	PLUM
12	6"	PLUM
13	12"	MAPLE
14	18"	BIRCH
15	12"	CRAPE MYRTLE
16	12"	CRAPE MYRTLE
17	12"	CRAPE MYRTLE
18	12"	CRAPE MYRTLE
19	12"	CRAPE MYRTLE
20	12"	CRAPE MYRTLE
21	12"	CRAPE MYRTLE
22	8"	MAPLE
23	16"	BRADFORD PEAR
24	18"	BRADFORD PEAR
25	15"	BRADFORD PEAR
26	7"	HACKBERRY
27	21"	COTTON WOOD
28	17"	BRADFORD PEAR

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.10'	S 32°24'08" E
L2	19.66'	S 55°27'22" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	37.00'	46.51'	28.89'	43.51'	S 25°09'02" E
C2	924.93'	69.57'	34.80'	69.85'	S 31°45'50" W
C3	924.93'	355.76'	180.11'	353.57'	S 44°57'21" W
C4	32.00'	33.50'	18.47'	31.99'	N 71°23'53" W
C5	506.51'	204.32'	103.57'	202.94'	S 46°09'49" E
C6	506.51'	60.01'	30.04'	59.97'	S 60°58'28" E

- NOTES PERTAINING TO CHICAGO TITLE INSURANCE COMPANY ORDER NO. CH08-0019736 EFFECTIVE DATE: JUNE 30, 2008 AT 8:00 A.M. SCHEDULE B-SECTION II (SPECIAL EXCEPTIONS)
- ITEM 3. INTENTIONALLY DELETED
- ITEM 4. RIGHT-OF-WAY AGREEMENT TO THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 2601, PAGE 102 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
- ITEM 5. RIGHT-OF-WAY AGREEMENT TO THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 2611, PAGE 390 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

- LEGEND
- EXISTING MONUMENT AS NOTED
 - IRON PIPE SET
 - CALCULATED POINT
 - TREE (SEE TABLE)
 - BOLLARD
 - SANITARY SEWER MANHOLE
 - GAS METER
 - GAS VALVE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - MONITORING WELL
 - TRAFFIC SIGNAL BOX
 - ELECTRIC BOX
 - LIGHT POLE
 - POWER POLE
 - CURB INLET
 - STORM DRAINAGE MANHOLE
 - YARD INLET
 - STORM DRAIN
 - OVERHEAD UTILITY LINE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND COMMUNICATIONS LINE
 - WATER LINE
 - SANITARY SEWER LINE
 - GAS LINE
 - FENCE LINE



TO THE BOULEVARD 2000, LLC AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,5,6, 7(a), 7(b), 7(c), 8,9,10, 11(a) & 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 10/30/08

KEVIN S. BAUCOM, PLS L-4275

10/30/08

THE JOHN R. MCADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
CHARLOTTE, NC
6701 CARMEL ROAD
SUITE 205 ZIP 28226
(704) 527-0800 WWW.JOHNMCADAMS.COM

REVISIONS:

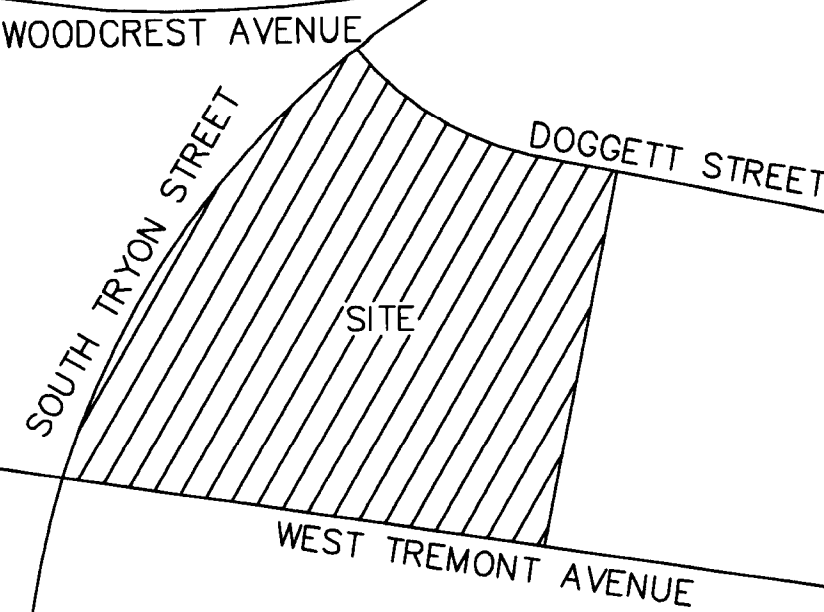
SURVEY FOR:
THE BOULEVARD COMPANY
715 NORTH CHURCH STREET
SUITE 110
CHARLOTTE, NORTH CAROLINA 28202

WEST TREMONT & SOUTH TRYON SITE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
EXISTING CONDITIONS SURVEY

PROJECT NO: BLV-08000
FILENAME: BLV08000-R21
CHECKED BY: KSB
DRAWN BY: ADF
SCALE: 1"=30'
DATE: 10/30/2008
SHEET NO: RZ-1
McADAMS

TOTAL AREA: 4.58 ACRES (BY COORDINATE METHOD)

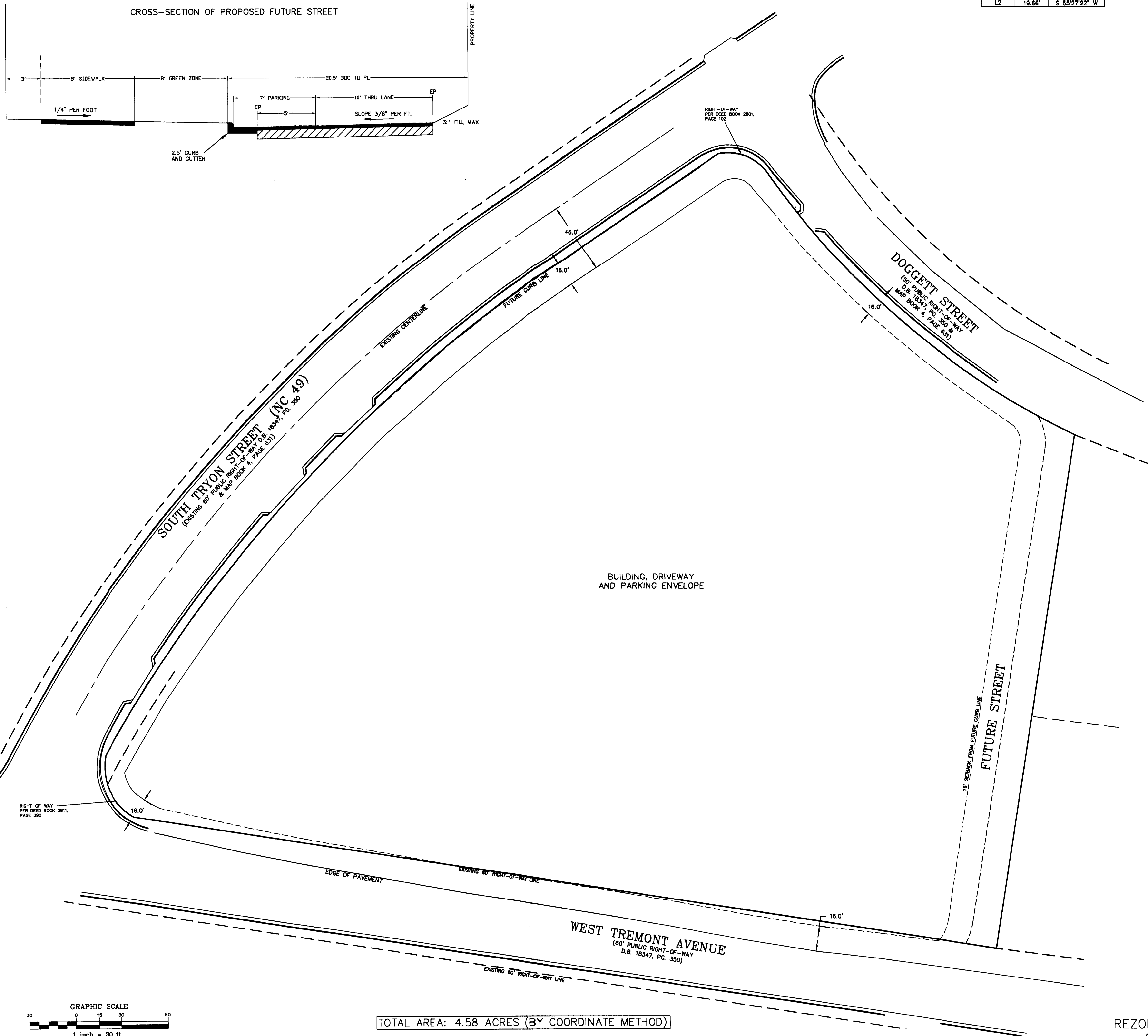
REZONING PETITION:
2007-124



Site Data
Tax Parcels: 12103304, 12103302, 12103301
Site Area: 4.59 acres
Existing Zoning: I-2 and MUDD-O
Proposed Zoning: TOD-M(CD)

Development Standards

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed the building and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
2. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping.
3. Parking will be provided which meets or exceeds the requirements of the Ordinance.
4. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
5. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site be deemed to include, but not be limited to, the individual representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

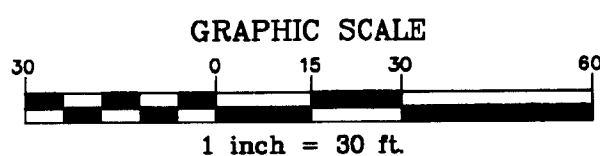


LINE TABLE		
LINE	LENGTH	BEARING
L1	9.10'	S 32°24'08" E
L2	19.66'	S 55°27'22" W



LEGEND

- (C) EXISTING MONUMENT AS NOTED
 (O) IRON PIPE SET
 CALCULATED POINT



TOTAL AREA: 4.58 ACRES (BY COORDINATE METHOD)

REZONING PETITION:
2007-124

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CHARLOTTE, NORTH CAROLINA 28202

WEST TREMONT & SOUTH TRYON SITE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

MECKLENBURG COUNTY

TECHNICAL DATA SHEET

PROJECT NO.	BLV-08000
FILENAME:	BLV08000-RZ2
CHECKED BY:	KSB
DRAWN BY:	ADF
SCALE:	1"=30'
DATE:	10/30/2008
SHEET NO.	23

